

TOWN OF ACTON

472 Main Street
Acton, Massachusetts 01720
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Planning Department

INTERDEPARTMENTAL COMMUNICATION

To: Planning Board **Date:** 5/21/04

From: Roland Bartl, Town Planner

Subject: Bruce Ringwall Appointment, Planning Board 5/25/04

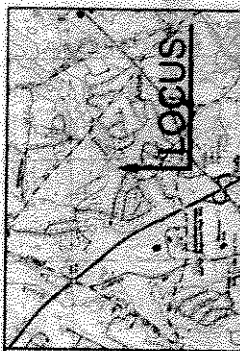
Attached for your review, please find a Residential Compound Development Concept Plan prepared for Guido Gagliano located at 17 Washington Drive.

Mr. Ringwall of Goldsmith Prest & Ringwall, Inc will be presenting to the Planning Board on behalf of Mr. Gagliano. He is looking for the Planning Board's feedback on the concept before he proceeds in finalizing the development plan.

Mr. Ringwall will be bringing a proof plan to Tuesday's meeting showing a full cul-de-sac layout conforming to the Subdivision Rule's requirements.

5/25 prelin. consultation with
Plan. Board.

- res. comp. ok. (as in site layout concept plan +/-)
- has exist. driveway, but address steep slope at Wash. Drive
- no stub to abutting land okay.



LOCUS

LOCUS MAP

ELEVATION DATUM

MEAN SEA LEVEL

ASSESSOR'S REFERENCE

ACTON MAP 1.1, LOT 1A

DRAWING ISSUED FOR:

☒ CONCEPT ☐ CONSTRUCTION RECORDS

☐ PERMIT ☐ CONSTRUCTION RECORDS

NOTES: CONCEPTS SHOWN ARE FOR INFORMATION ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

GPR

Engineering Solutions for Land & Structures

GOLDMINT, PIERCE & MORGAN, INC.

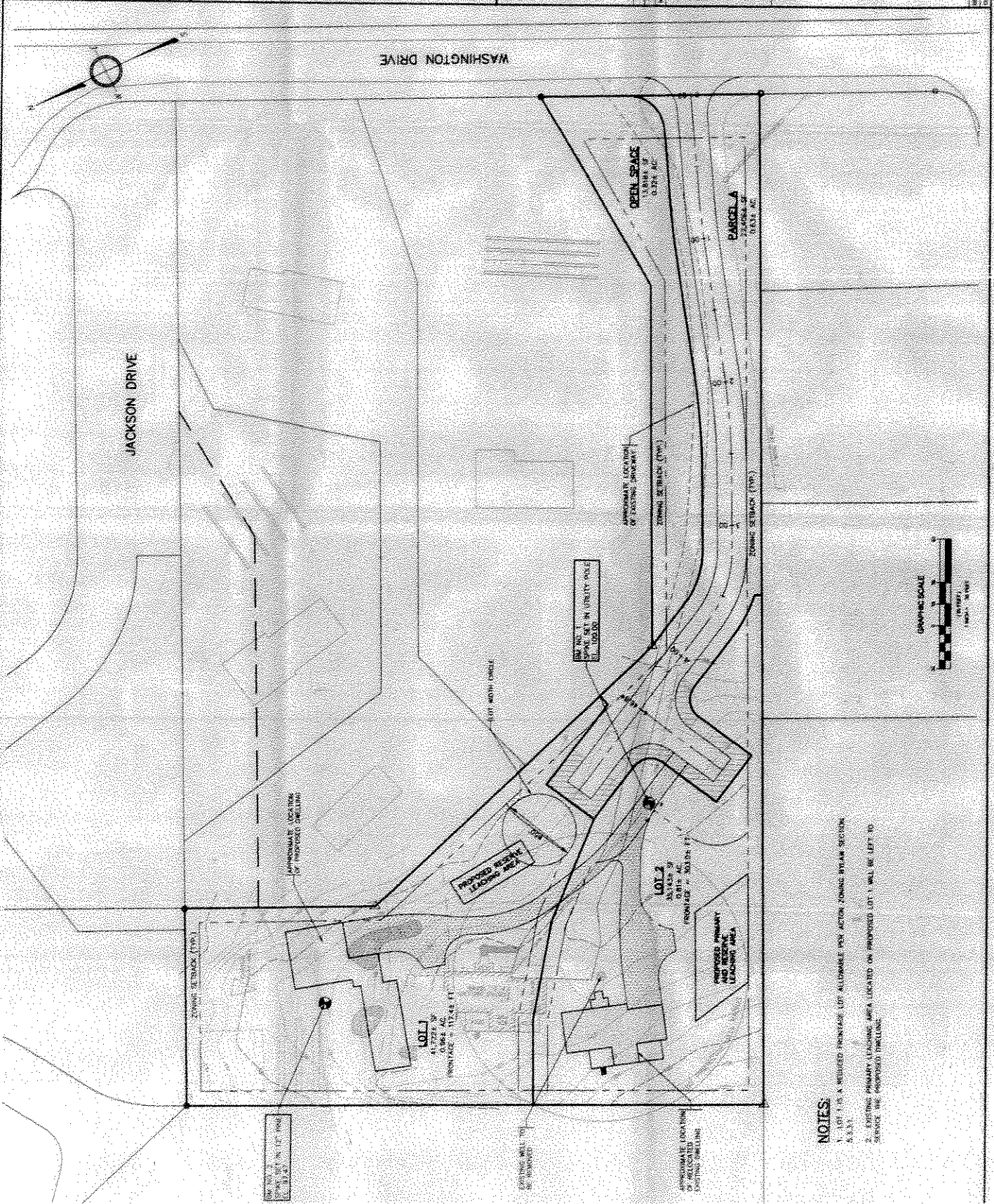
177 WASHINGTON DRIVE
ACTON, MA 01720
TEL: 508.227.7000 FAX: 508.227.7001
WWW.GPR-INC.COM

RESIDENTIAL COMPOUND DEVELOPMENT

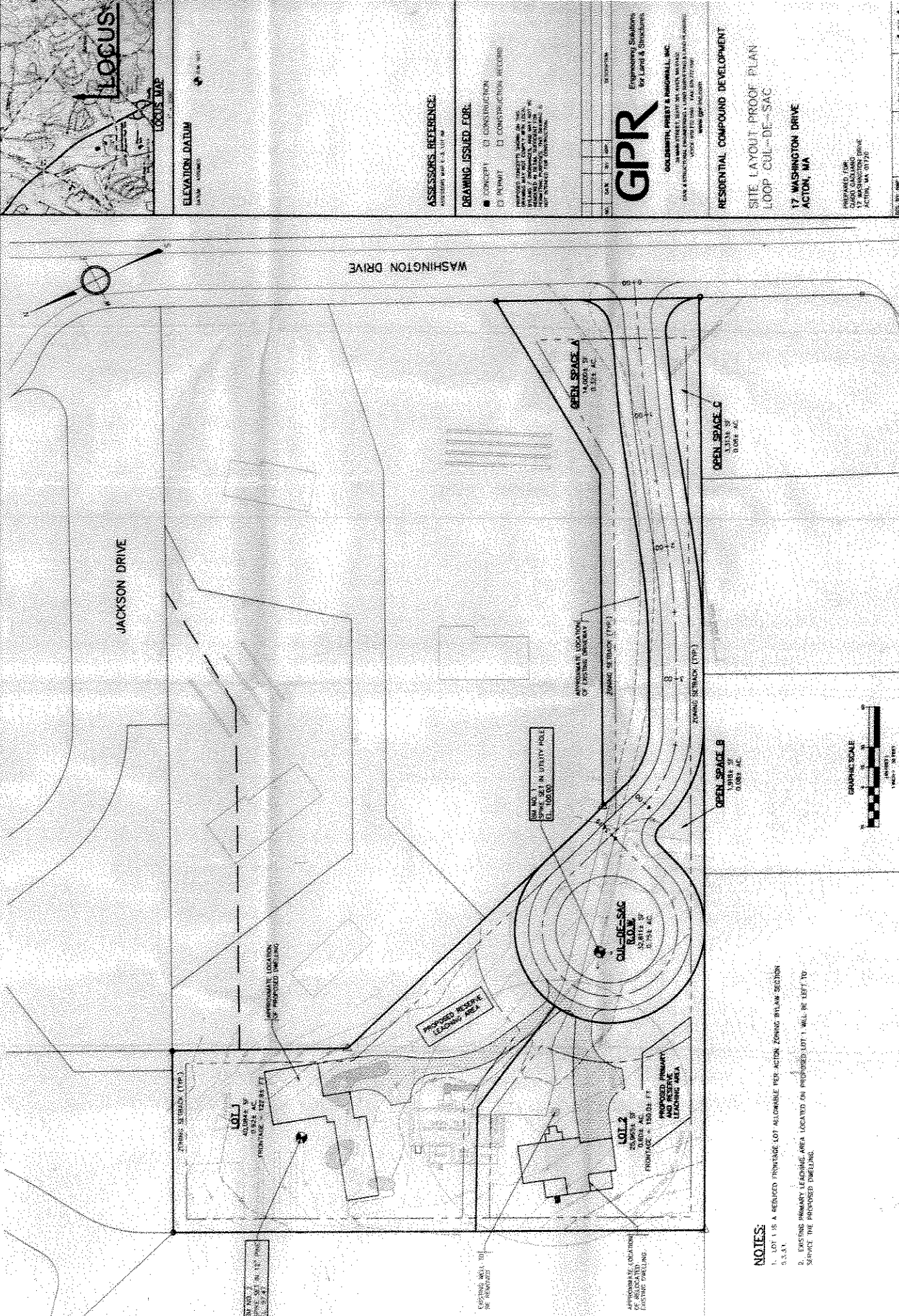
SITE LAYOUT PROOF PLAN

T-LEGGED CUL-DE-SAC

17 WASHINGTON DRIVE
ACTON, MA



- NOTES:**
1. LOT 1, 2, & 3 BEING TRINITE LOT ALLOWABLE FOR ACTON ZONING BY-LAW SECTION 5.3.3.
 2. EXISTING PRIMARY LEADING AREA LOCATED ON PROPOSED LOT 1 WILL BE LEFT TO SERVICE THE PROPOSED TRAILING.



1. LOT 1 IS A REZONED FRONTAGE LOT ALLOWABLE PER ACTION ZONING BYLAW SECTION 3.3.4.1.
2. EXISTING PRIMARY LEACHING AREA LOCATED ON PROPOSED LOT 1 WILL BE LEFT TO SERVE THE PROPOSED DWELLING.

DRAWING ISSUED FOR

■ CONTACT: ST. LOUIS POLICE DEPT.
 314-987-1000
 314-987-1000

...the ... of ...

GPR

Engineering Submissions

10

[illegible]

THE UNIVERSITY OF CHICAGO

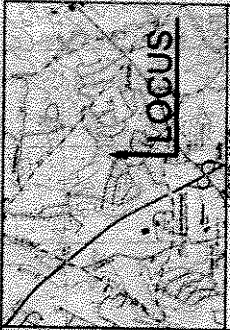
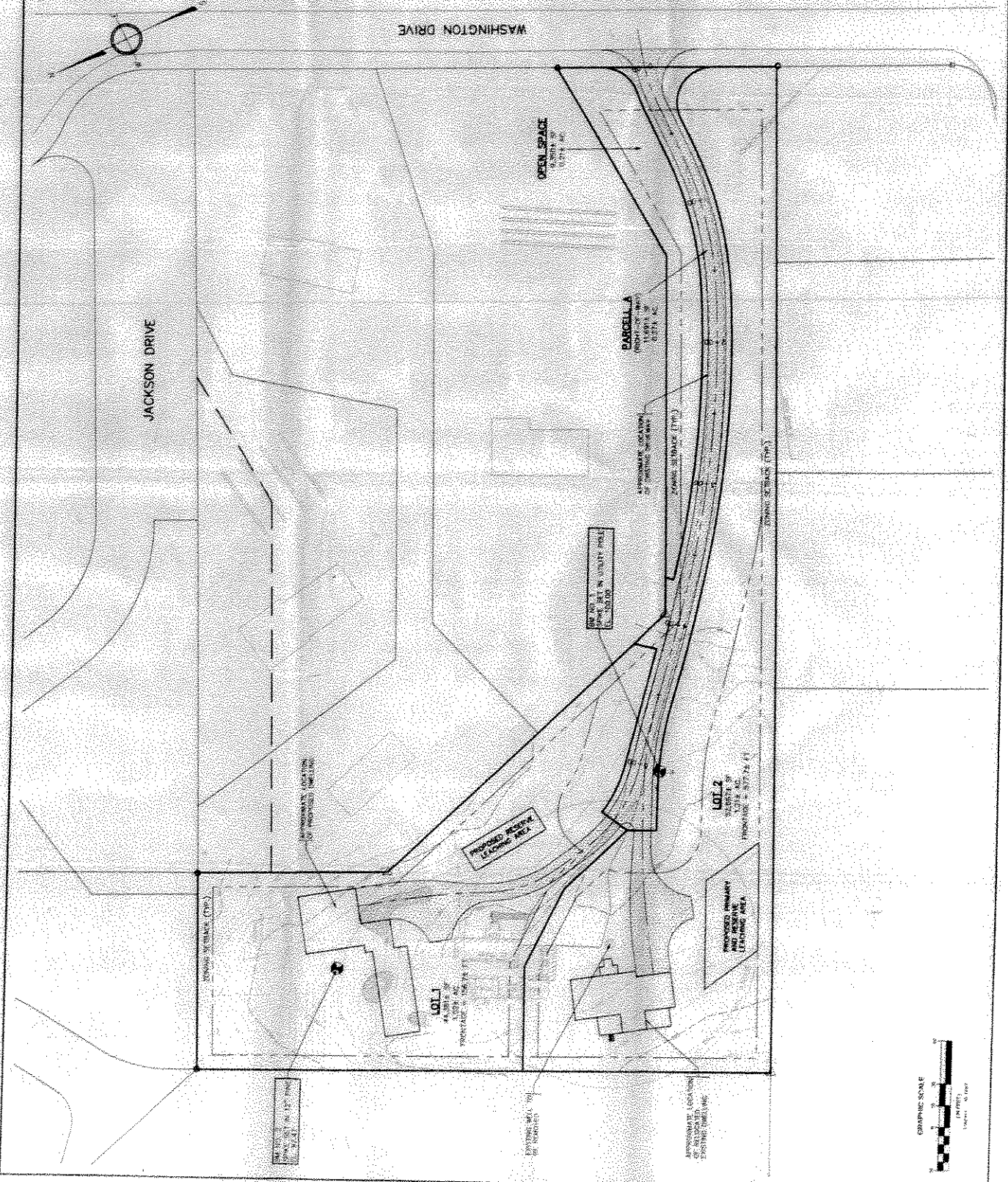
PRESIDENTIAL COMPOUND DEVELOPMENT

THE LAYOUT PROOF PLAN
LOOP CUL-DE-SAC

7 WASHINGTON DRIVE
ACTON, MA

PREPARED FOR:
LARRY GALLAGHER
F. B. S. (FOR: 3633
ACTON, MA 01726

DATE	NAME	NO.
10/14/1954	1000	1000



ELEVATION DATUM
 NAVD 83
 1988

ASSESSORS REFERENCE
 2020 MAP 1.1, LOT 10

DRAWING ISSUED FOR:

- ☒ CONCEPT
- ☐ CONSTRUCTION
- ☐ PERMIT
- ☐ CONSTRUCTION RECORD

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NO.	DATE	BY	CHKD	DESCRIPTION
1	12/14/24	MM	MM	INITIALS, PROJECT LAYOUT PLAN
2	12/14/24	MM	MM	CONSTRUCTION

GPR
 Engineering Solutions
 for Land & Structures

COLLEEN, PEST & BIRNALL, INC.
 CIVIL & STRUCTURAL ENGINEERING - LAND SURVEYING & SITE DESIGN
 1000 W. 10TH ST. SUITE 100
 ACTON, MA 01701

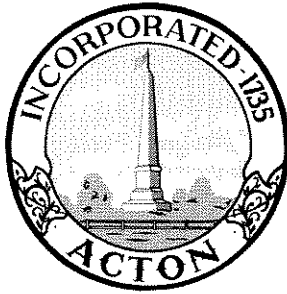
RESIDENTIAL COMPOUND DEVELOPMENT

**SITE LAYOUT
 CONCEPT PLAN**

**17 WASHINGTON DRIVE
 ACTON, MA**

PREPARED FOR:
 17 WASHINGTON DRIVE
 ACTON, MA 01701

DATE: 12/14/24
 SCALE: 1" = 100'
 SHEET: 1 OF 1



RECEIVED & FILED

ACTON PLANNING BOARD DATE JUNE 9, 2004

Minutes of Meeting
May 25, 2004
Acton Memorial Library

Maura M. Guly
TOWN CLERK, ACTON

Planning Board members Ms. Lauren Rosenzweig (Chairman), Mr. Ed Pearson (Vice Chair), Mr. Christopher Schaffner, Mr. Hart Millett, Mr. Patrick Halm, Mr. Greg Niemyski and associate Ms. Stacy Rogers. were in attendance. Also present were Town Planner, Mr. Roland Bartl and Planning Board Secretary, Ms. Maura Haberman.

Ms. Rosenzweig called the meeting to order at 7:30 PM.

I. Citizens Concerns

A citizen's concern was brought to the attention of Ms. Rosenzweig on May 25, 2004. A resident who resides on the Jackson Drive Extension expressed safety/aesthetic concerns of a raised concrete rumble splitter island. Ms. Rosenzweig would like the Planning Board to review this situation and if an alternative can be made to improve safety and appearance, i.e. plain pavement.

II. Consent Agenda - Approval of 5/4/04 Minutes

Ms. Rosenzweig pulled item A, Minutes of 5/4/04, for minor correction. The Board voted unanimously to approve item A as amended.

III. Reports

CPC Mr. Schaffner reported that the CPC will be refining the application process for next year.

MAGIC Mr. Pearson had attended a breakfast meeting, but did not have anything to report at this time.

OLAC Mr. Millett reported that OLAC had formulated a letter to the Board of Selectmen. They would like to extend this term three more years so that they may assist the Selectmen and the Building Inspector with the Outdoor Lighting Bylaw implementation.

EDC Ms. Rosenzweig reported that Ms. Judi Barrett attended the last EDC meeting to discuss economic development goals and issues. Ms. Barret will be presenting the final E0418—Community Development Plan at the upcoming 6/22/04 Board Meeting. Future EDC meetings will address the Table of Principal Uses for outdoor storage and auto storage.

EDIC Ms. Rosenzweig reported that Josh Chernin will be the Chair for the new EDIC Board. Interviews for other EDIC Board members will be starting on June 1.

OTHER

RT 2: Mr. Halm reported that the Rt. 2 Corridor Advisory Committee will be meeting in June.

IV. Appointment: Mr. Kevin Sweeney

Mr. Sweeney is seeking to build a home on Parcel 103, on Town Atlas page G-1, Lot 116 in Colonial Acres Subdivision. Mr. Sweeney presented to the Board his proposed Driveway Plan and asked that the Board waive construction of the roadway along the entire frontage of the lot due to the adequacy of street improvements already completed on a portion of Squirrel Hill Road. Mr. Sweeney showed the current drainage and fire hydrant placement and that relocation of the drainage system and fire hydrant would be necessary with new construction. Mr. Sweeney stated that the fire hydrant and drainage system would be done to the specifications and requirements of the Town of Acton.

Motion: Vote to issue a confirmatory lot release for Lot 116 subject to relocating the driveway cut away from the corner and that the fire hydrant be relocated.

Five in favor, one abstained

V. Appointment: Mr. Bruce D. Ringwall

Mr. Ringwall of GPR, Inc. presented on behalf of Mr. and Mrs. Guigliano, plans for establishing a Residential Compound at 17 Washington Drive. They are asking the Planning Board whether they meet the guidelines for a Residential Compound. Mr. Ringwall stated that a home which is located on the lot may be relocated on the new parcel which would be created by this Residential Compound. Alternative driveway options were also discussed by Mr. Ringwall. Ms. Rosenzweig went to visit the site and said that it would be good to keep the existing driveway as is, however, mentioning concerns of the slope at Washington Drive (12%). The Board discussed the safety issues of the slope and that the driveway would need to be upgraded to a common grade driveway. The Board stated that if one house was existing as is, the driveway would be alright. Ms. Rogers also asked about well water.

VI. Vote: Chris Schaffner for 3-Year CPC Term

Tabled to Meeting of 6/8/2004

VII. 2004-05 Work Program

The Planning Board discussed the items that they would like to work on over the next year.

Mr. Niemyski

- Master Plan
- Regular Meetings with other Boards

Ms. Rogers

- Freedom's Way—Return visit to Planning Board for Later Date
- NPDES (Stormwater Drainage)
- Public Outreach

Ms. Rosenzweig

- Master Plan
- NPDES (Stormwater Drainage)
- TDR Section of Bylaw
- Storage Issues
- NAV Plan

Mr. Pearson

- Signage (Logo's)

Mr. Hart

- Signage (Logo's)

- Planning Board Meeting Hours (shorter)
- Master Plan
- NPDES (Stormwater Drainage)
- Storage Issues

Mr. Schaffner

- Planning Board Meeting Hours
- Master Plan
- Meet with other Boards
- NPDES (Stormwater Drainage)
- Parking Requirement—Maximum limit on number of spaces

Mr. Bartl

- Master Plan
- NPDES (Stormwater Drainage)
- Housing Plan Implementation

Mr. Halm

- No input, leaving Planning Board, June, 2004

VIII. Discussion

Mr. Bartl updated the Board that he has received plans from the Quail Ridge Country Club for further review. He also informed the Board that Robbin's Mill on Carlisle Road has gone through litigation settlement and should be submitting final plans soon. The Planning Board expressed concerns over the Maynard Public Water Supply Wells (newly developed wells) which are located on Maynard's town line with Acton, extending in protection zones into the Town of Acton.

The meeting adjourned was at 9:45 by Ms. Rosenzweig.